

**INLAND AND WETLANDS COMMISSION
SPECIAL MEETING
JANUARY 14, 2014**

Mary Davis called this meeting to order at 6:10 PM with the following in attendance:

MEMBERS:

Mary Davis, Chair
Sally MacKenzie, Secretary, Absent
Marcia Puc
Tracy DeBarber
Mark Bakstis
Lars Johnson, Alternate, Absent

OTHER:

Keith Rosenfeld, Town Planner
Wayne Zirolli, Borough Engineer
Sue Goggin, Secretary
Public - 0

1. Commission Chair Mary Davis called this meeting to order at 6:10 P.M. She noted there was a quorum. She opened the meeting with the Pledge of Allegiance.
 - A. Commission discussion/decision regarding Application IW #13-05 the development of a Self Storage Facility (by Special Permit of the Naugatuck Zoning Commission) located within a 100' Upland Review Area, 1257 New Haven Road, Applicant: Newtown Investors, LLC.

Mary said tonight they want to decide whether or not they want to approve this application and discuss conditions. Mary read Keith and Wayne's report. There was a discussion about the suggested conditions.

VOTED: 3-0-1 on a motion by Marcia Puc and seconded by Tracy DeBarber to **APPROVE** the regulated activities associated with IW Application Self Storage Facility located within a 100' Upland Review Area (Beacon Hill Brook) IW #13-05, with the following conditions:

1. Prior to the commencement of any site clearing, applicant shall demarcate the edge of disturbance limits in the field.
2. Prior to the commencement of any site work, the applicant shall notify the Wetlands Enforcement Officer and ZEO, to ensure the proper installation of the required erosion and sedimentation controls.
3. Applicant to place a note on the plan that no equipment shall be placed, or stored (temporarily) within 100 feet of an inland wetland or watercourse.
4. Prior to the recording of the Special Permit documents in the Naugatuck Land Records, a conservation easement shall be depicted on all final plans to be reviewed by the Borough Engineer and approved by the Borough Attorney with the requirement to replace dead trees within said easement. Easement will be required

to be recorded in the Naugatuck Land Records. Conservation markers placed on edge of easement as approved by WEO and added to the plan.

5. Applicant should provide a note on the plans that explicitly declares that no hazardous liquids of any kind will be permitted to be stored within the proposed commercial storage facility.
6. Prior to the creation of any impervious surface area, the applicant shall construct and make functional all storm water drainage improvements.
7. A schedule of inspection and maintenance procedures regarding the proposed storm water system shall be placed on the final plans and be part of the Special Permit documents recorded in the Naugatuck Land Records (NLR). Copy of report to be sent to IWC and kept in binder.
8. Prior to the recording of the Special Permit documents in the NLR, a Sediment and Erosion Control Bond shall be submitted to the Borough of Naugatuck as recommended by the Borough Engineer.
9. All soil stockpile areas shall be located within the front yard of the proposed buildings. Applicant to place note on the plan.
10. Applicant to place a note on the plan indicating that plans conform to 2002 Connecticut Erosion & Sediment Control Guidelines and the 2004 Connecticut Stormwater Quality Manual, as amended.
11. Applicant to change on the site plan anti-tracking pad length to 75 feet.
12. Cement trucks shall not wash out trucks or empty tailings within the 100 foot buffer area.
13. Prior to the recording of the Special Permit documents in the NLR, all Inland Wetland Development Fees and Regulated Area Fees will be paid to the Borough of Naugatuck.

And the following general conditions:

1. This permit shall be valid for a period of 5 years from the date of issue. Any request to renew or extend the expiration date of a permit should be filed in accordance with the Inland Wetlands Regulations of the Borough of Naugatuck.
2. The permittee shall notify the Inland Wetlands Commission immediately upon the commencement of work and upon its completion.

3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation.
4. In evaluation of this application, the Commission has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete or misleading, this permit may be modified, suspended or revoked and the permittee may be subject to any other remedies or penalties provided by law.
5. The permittee shall employ best management practices, consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses. The permittee shall immediately inform the commission of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
6. This permit is subject to and does not derogate any rights or powers of the Borough of Naugatuck, conveys no property rights or exclusive privileges, and is subject to all public and private rights and to all applicable federal, state and local law. In conduction or maintaining any activities authorized herein, the permittee may not cause pollution, impairment or destruction of the inland wetlands and watercourses of Naugatuck.
7. Timely implementation and maintenance of sediment and erosion control measures are a condition of this permit.

FOR

Mary Davis
Marcia Puc
Tracy DeBarber

AGAINST

ABSTAIN

Mark Bakstis

10. **ADJOURNMENT**

VOTED: Unanimously on a motion by Tracy DeBarber and seconded by Marcia Puc to **ADJOURN** the meeting at 6:30 P.M.

Respectfully Submitted,
Sally MacKenzie, Secretary /sg